

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 5/122 Patten Street, Sale Vic 3850
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$289,000

Median sale price

Median price \$475,000

Property Type House

Suburb Sale

Period - From 01/01/2024

to 31/12/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8/40-44 Fitzroy St SALE 3850	\$275,000	14/01/2025
2	2/97 Marley St SALE 3850	\$327,500	20/12/2024
3	2/54 Patten St SALE 3850	\$335,000	27/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

29/01/2025 17:39

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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$289,000
Median House Price
Year ending December 2024: \$475,000

Comparable Properties



8/40-44 Fitzroy St SALE 3850 (REI)

[Agent Comments](#)

2 2 1

Price: \$275,000
Method: Private Sale
Date: 14/01/2025
Property Type: Unit



2/97 Marley St SALE 3850 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$327,500
Method: Private Sale
Date: 20/12/2024
Property Type: Unit



2/54 Patten St SALE 3850 (VG)

[Agent Comments](#)

2 - -

Price: \$335,000
Method: Sale
Date: 27/09/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690